



8 The Mallows

Soham, Ely, Cambs, CB7 5FP

Guide Price £320,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Well-presented 3 bed end terrace home, built by Hopkins Homes, which benefits from gas central heating, double glazing, single garage, ensuite, cloakroom and conservatory. Early viewing recommended.

Hall

Part double glazed entrance door. Coved ceiling with light point. Stairs to first floor. Understairs storage cupboard. Radiator. Central heating thermostat.

WC

Low level WC. Pedestal wash basin. Radiator. Extractor. Coved ceiling with light point.

Living Room - 4.65m x 3.28m (15'3" x 10'9")
Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Double doors to the dining area.

Kitchen/Diner - 5.31m x 2.64m (17'5" x 8'8")
Range of units at base and wall level with work surfaces over. Ideal gas fired boiler in cupboard, serving central heating and hot water. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect. Spaces and plumbing for washing machine and tumble dryer. Integrated double oven, 4-ring gas hob and extractor above. Tiled splash areas. Space for upright fridge/freezer. Coved ceiling with two light points. radiator. Double glazed patio doors leading to:

Conservatory - 2.67m x 2.39m (8'9" x 7'10")
Mainly of Upvc construction with a polycarbonate roof and double-glazed windows to three sides. Door to the rear garden. Wall light point and TV point.

Landing

Coved ceiling with spotlights. Radiator. Over stairs airing cupboard with hot water tank and shelving.

Bedroom 1 - 3.58m x 3.12m (11'9" max x 10'3")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in single wardrobe. Central heating thermostat. Door to:

Ensuite - 2.36m x 1.3m (7'9" x 4'3")

Pedestal wash basin. Low level WC. Radiator. Shaver socket. Shower cubicle with sliding doors. Tiled splash areas. Coved ceiling with light point.

Bedroom 2 - 3.07m x 2.87m (10'1" x 9'5")

Double glazed window to the front aspect. Radiator. Access to partly boarded loft space via a drop-down ladder. Coved ceiling with light point.

Bedroom 3 - 2.69m x 2.13m (8'10" x 7'0")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.08m x 1.8m (6'10" x 5'11")

Double glazed window to the front aspect. Panelled bath with shower screen and mixer tap and shower attachment. Low level WC. Pedestal wash basin. Half tiled walls Heated towel rail. Shaver socket. Coved ceiling with light point.

Outside

The rear garden has an area of lawn, patio, outside tap, outside power points, timber fencing to boundaries with a personal gate to the rear. There is a single garage in block to the rear with allocated parking immediately in front. The front garden has a small planted area and some mature hedging.

Notes

Local Council is East Cambridgeshire District Council

Council Tax Band is B

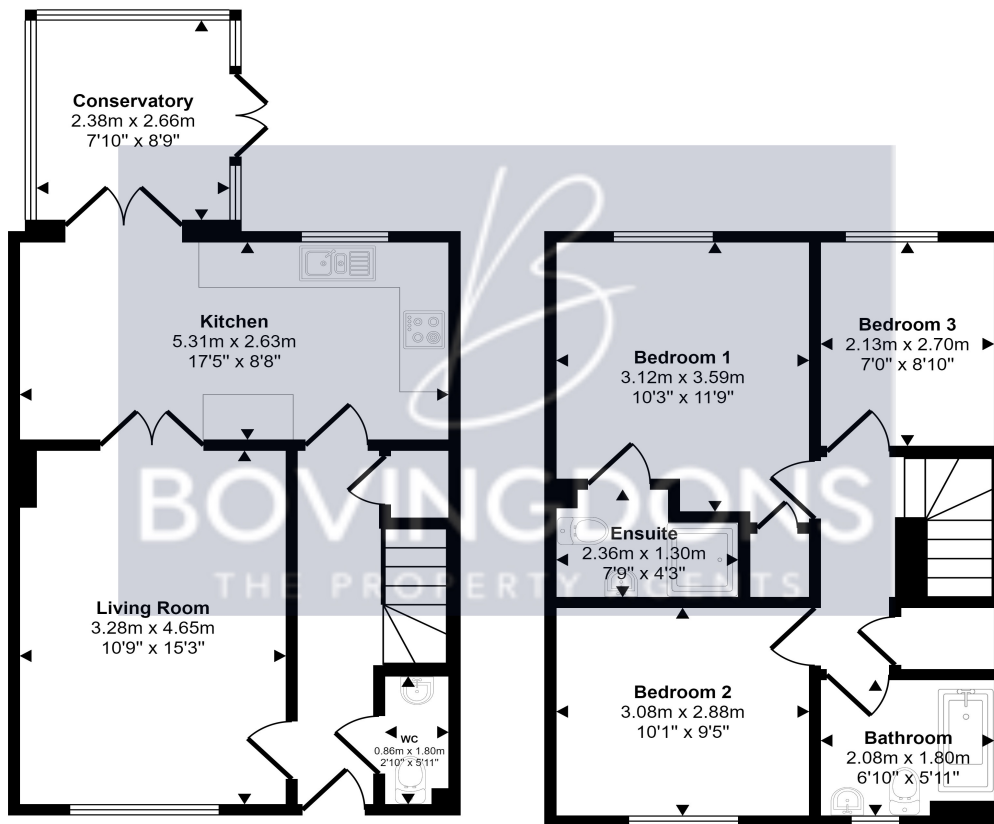
EPC rating is 77 (C)





Floor Plan

Approx Gross Internal Area
88 sq m / 949 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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